

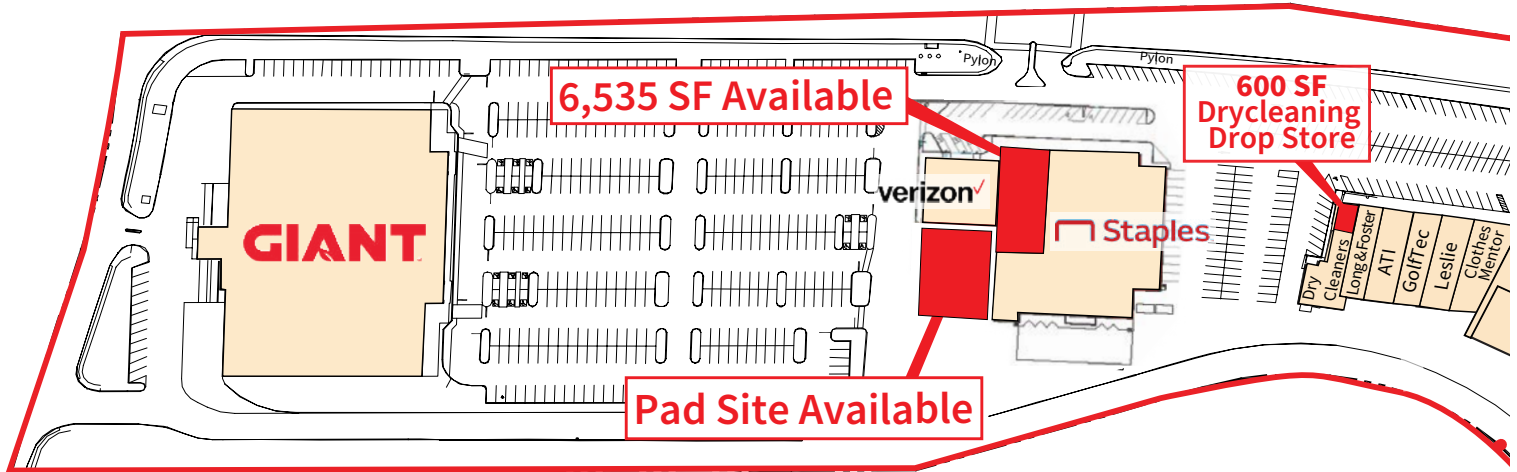
SPRINGFIELD SHOPPING CENTER

Inline, Endcap & Pad Sites Available

121 S. State Road, Springfield, Delaware County, PA

EQUITY RETAIL BROKERS

JOIN **GIANT** **Staples** **Orangetheory** **verizon** and more!



PROPERTY FEATURES & DETAILS

- Grocery-anchored, well positioned in the market, heavy traffic count & great visibility
- Join Giant Food, Verizon, Staples, Orange Theory Fitness and more!
- Pad Site available for lease/ground lease
- 600 SF Dry Cleaning Drop Store - Available June 1, 2025
- Signalized access to Route 1 & Route 320
- Strong Traffic Counts:
 - Rt 1/State Rd - 48,268 ADT,
 - Rt 320 Sproul Rd - 27,770 ADT



CONTACT

DAVID GOODMAN

dgoodman@equityretailbrokers.com

DIRECT 484.417.2219

ROB SAMTMANN

rsamtman@equityretailbrokers.com

DIRECT 484.417.2208

SPRINGFIELD SHOPPING CENTER

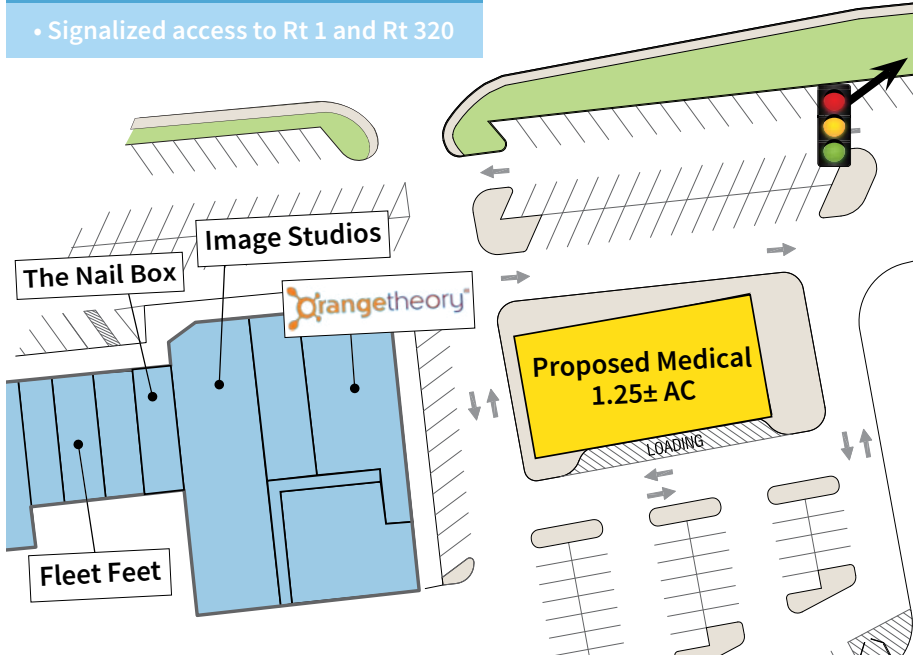
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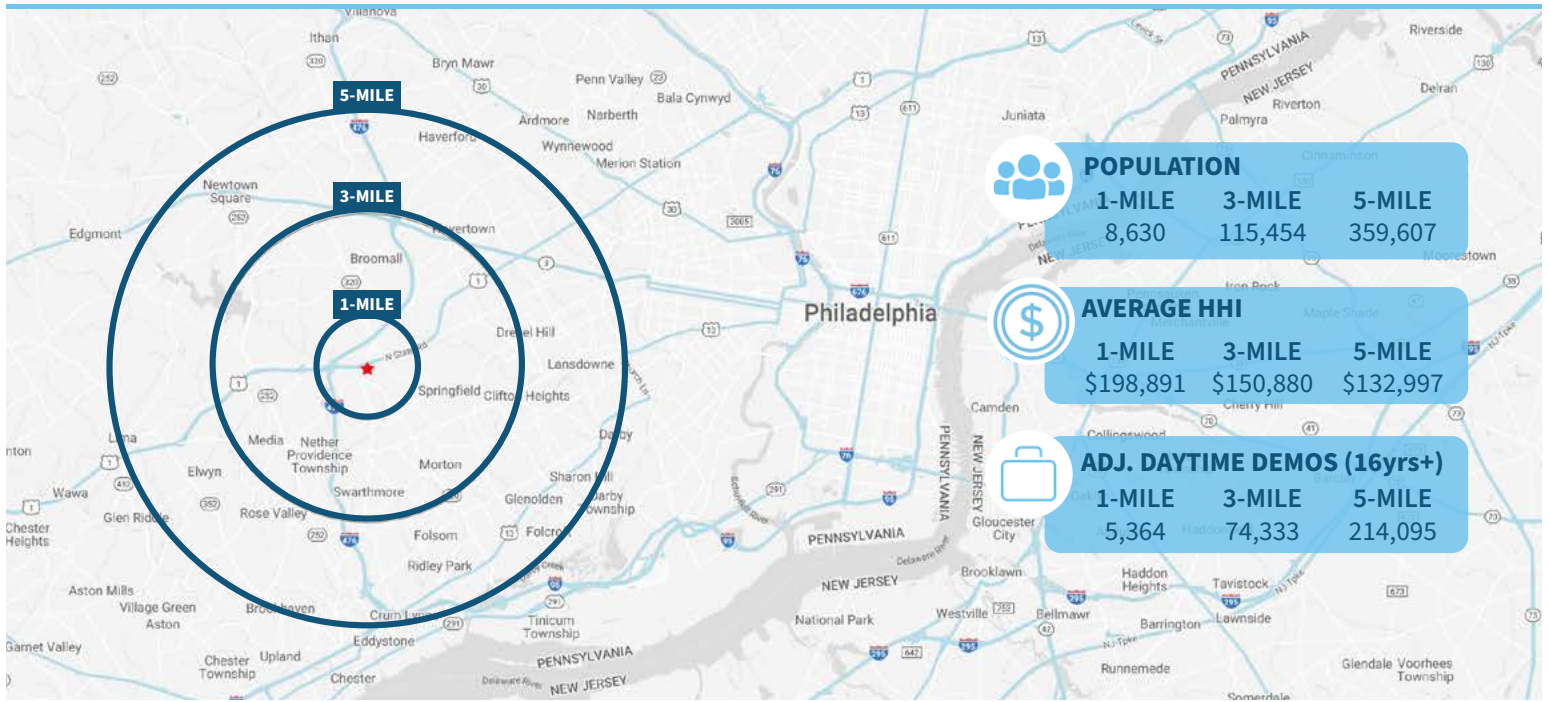
EQUITY RETAIL BROKERS

Site Plan: Pad Site At Lease

- Signalized access to Rt 1 and Rt 320



Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.



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03/25

MARKET AERIAL

Springfield Shopping Center | Delaware County, PA

EQUITY RETAIL BROKERS

476

99,555 ADT

Marple Crossroads SC

Walmart Burlington
AMC THEATRES Marshalls DSW
OLD NAVY JOANN
carter's five BEL'W
SALLY BEAUTY CHIPOTLE MEXICAN GRILL



320

Sprout Road
27,770 ADT

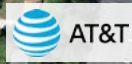


Springfield Road

21,429 ADT

1

State Road
48,268 ADT



6,535 SF Available

600 SF Drycleaning Drop Store

Pad Site Available

Proposed Medical
1.25± AC

GIANT

SITE: Springfield Shopping Center

GIANT Staples Orangetheory FITNESS
empire BUSINESS SERVICES ATI PHYSICAL THERAPY verizon
GOLFTEC Capriotti's SANDWICH DROP

420

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('22)